003.0	0003	0028.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	978,900	/	978,900
USE VALUE:	978,900	/	978,900
ASSESSED:	978,900	/	978,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAPOLI JAMES /TRUSTEE
Owner 2:	GIUSEPPE NAPOLI TRUST
Owner 3:	
Street 1:	20 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NAPOLI GUISEPPE -
Owner 2:	-
Street 1:	20 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3208 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	531,700	3,200	444,000	978,900
Total Card	0.103	531,700	3,200	444,000	978,900
Total Parcel	0.103	531,700	3,200	444,000	978,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.14 | /Parcel: 305.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0003-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	531,800	3200	4,500.	444,000	979,000	979,000	Year End Roll	12/18/2019
2019	104	FV	405,400	3200	4,500.	471,800	880,400	880,400	Year End Roll	1/3/2019
2018	104	FV	405,400	3200	4,500.	344,100	752,700	752,700	Year End Roll	12/20/2017
2017	104	FV	380,300	3200	4,500.	299,700	683,200	683,200	Year End Roll	1/3/2017
2016	104	FV	380,300	3200	4,500.	255,300	638,800	638,800	Year End	1/4/2016
2015	104	FV	339,000	3200	4,500.	249,800	592,000	592,000	Year End Roll	12/11/2014
2014	104	FV	339,000	3200	4,500.	205,400	547,600	547,600	Year End Roll	12/16/2013
2013	104	FV	352,700	3200	4,500.	195,400	551,300	551,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLI GUISEPPE	1366-100		3/25/2009	Family	1	No	No		
NAPOLI ROSE	675-35		9/14/1999	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2011	1568	Redo Kit	2,500					
10/26/2011	1358	Re-Roof	5,000					
5/16/2008	470	Manual	2,500			G9	GR FY09	rebuild front bric
4/12/1993	104		54,000					2 13X37 DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Inspected	BS	Barbara S
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/3/2012	Info Fm Prmt	MM	Mary M
2/26/2009	Meas/Inspect	163	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Entered Lot Size

Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
2954			10/06/17

!295!

PRINT

Date	Time
12/10/20	16:07:21

LAST REV

Date	Time
10/27/17	07:34:24

ekelly

PAT ACCT. 295

USER DEFINED

Prior Id # 1:	2954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97730672
Const Adj.:	0.98990101
Adj $ / SQ:	164.464
Other Features:	126000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722364
Depreciation:	190704
Depreciated Total:	531660

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

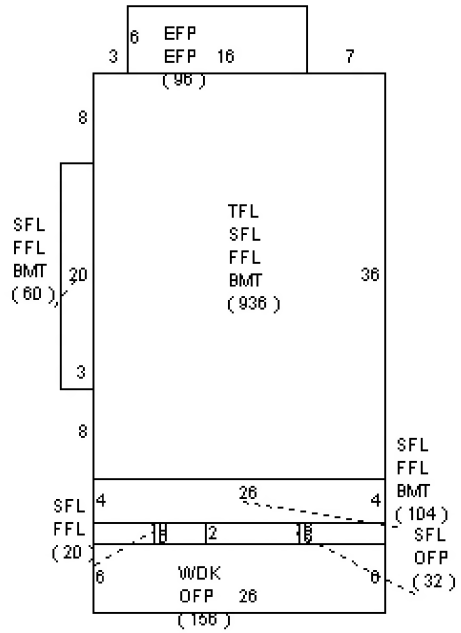
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.46
Special Features:	0	Val/Su Net:	109.76
Final Total:	531700	Val/Su SzAd	165.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,152	164.460	189,463
FFL	First Floor	1,120	164.460	184,200
BMT	Basement	1,100	49.340	54,273
TFL	Third Floor	936	164.460	153,939
EFP	Enclos Porch	192	40.990	7,869
OFP	Open Porch	188	25.020	4,704
WDK	Deck	156	12.280	1,916

	Net Sketched Area:	4,844		Total:	596,364
Size Ad	3208	Gross Are	4844	FinArea	3208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0003-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1930	28.16	T	40	104			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200